

CALIFORNIA COASTAL COMMUNITIES INC
Form 10-Q
November 12, 2002

This Form 10-Q consists of 19 sequentially numbered pages.

FORM 10-Q

SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, D.C. 20549

QUARTERLY REPORT UNDER SECTION 13 OR 15 (d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the quarterly period ended September 30, 2002

Commission file number 0-17189

CALIFORNIA COASTAL COMMUNITIES, INC.

(Exact name of registrant as specified in its charter)

Delaware
(State or other jurisdiction of
incorporation or organization.)

02-0426634
(I.R.S. Employer
Identification No.)

6 Executive Circle, Suite 250
Irvine, California
(Address of principal executive offices)

92614
(Zip Code)

Registrant's telephone number, including area code: **(949) 250-7700**

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15 (d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days:

Yes No

The number of shares of Common Stock outstanding at October 31, 2002 was 10,058,589.

CALIFORNIA COASTAL COMMUNITIES, INC.

FORM 10-Q

FOR THE QUARTER ENDED SEPTEMBER 30, 2002

I N D E X

Part I - Financial Information:

Item 1 - Consolidated Financial Statements

Consolidated Balance Sheets -
December 31, 2001 and September 30, 2002 (unaudited)

Consolidated Statements of Operations -
Three and Nine Months Ended September 30, 2001 and 2002 (unaudited)

Consolidated Statements of Cash Flows -
Nine Months Ended September 30, 2001 and 2002 (unaudited)

Notes to Consolidated Financial Statements

Item 2 - Management's Discussion and Analysis of Financial Condition and Results of Operations

Item 3 - Quantitative and Qualitative Disclosures About Market Risk

Item 4 - Evaluation of Disclosure Controls and Procedures

Part II - Other Information:

Item 1 - Legal Proceedings

Item 6 - Exhibits and Reports on Form 8-K

SIGNATURE

CERTIFICATIONS

CALIFORNIA COASTAL COMMUNITIES, INC.

CONSOLIDATED BALANCE SHEETS

(in millions)

(unaudited)

	December 31, 2001	September 30, 2002
ASSETS		
Cash and cash equivalents	\$ 8.7	\$ 7.6
Short-term investments available for sale	7.5	
Restricted cash equivalents	1.5	
Real estate held for current development or sale	14.0	21.4
Land held for future development	147.3	151.3
Other assets	1.4	1.4
	\$ 180.4	\$ 181.7
LIABILITIES AND STOCKHOLDERS' EQUITY		
Liabilities:		
Accounts payable and accrued liabilities	\$ 3.1	\$ 3.8
Project debt	3.1	6.3
Other liabilities	15.2	11.6
Total liabilities	21.4	21.7
Commitments and contingencies		
Stockholders' equity:		
Common stock	.5	.5
Capital in excess of par value	139.8	140.5
Retained earnings	18.8	20.4
Accumulated other comprehensive loss	(.1)	(1.4)
Total stockholders' equity	159.0	160.0
	\$ 180.4	\$ 181.7

See the accompanying notes to consolidated financial statements.

CALIFORNIA COASTAL COMMUNITIES, INC.

CONSOLIDATED STATEMENTS OF OPERATIONS

(in millions, except per share amounts)

(unaudited)

	Three Months Ended		Nine Months Ended	
	September 30,		September 30,	
	2001	2002	2001	2002
Revenues	\$ 7.4	\$ 5.2	\$ 32.7	\$ 13.2
Costs of sales	5.9	4.6	27.3	11.7
Gross operating profit	1.5	.6	5.4	1.5
Selling, general and administrative expenses	.6	.2	2.3	2.1
Interest expense	.1	.1	.2	.2
Income from unconsolidated joint ventures	(1.0)	(.2)	(2.7)	(.8)
Other (income) expense, net	.1	.3	(.1)	(.3)
Income before income taxes	1.7	.2	5.7	.3
Provision (benefit) for income taxes	.7	.2	(.8)	(1.3)
Net income	\$ 1.0			